



# Uptown Plaza East - Gulf Shores, Alabama

PERMITTING

02.18.22 | Page 1 of 1

Project Number: 213318-012

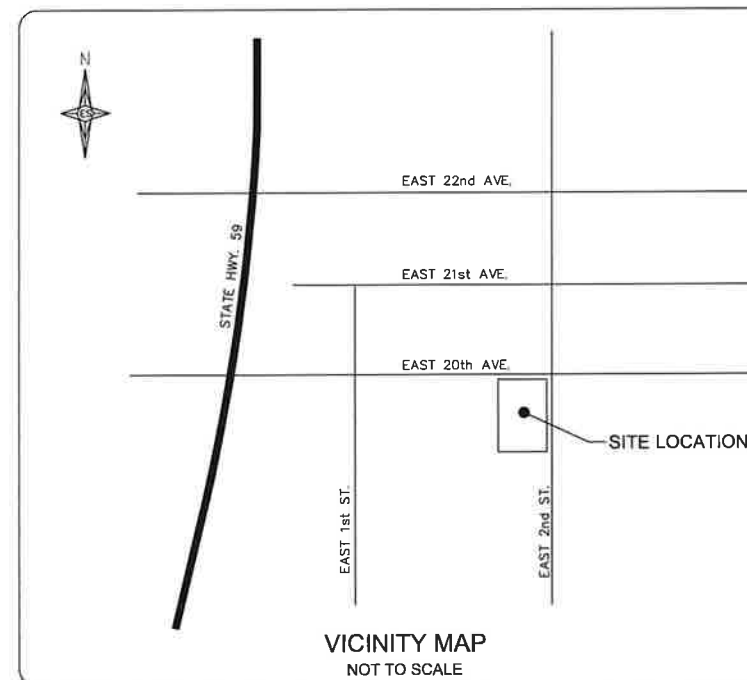




# UPTOWN PLAZA EAST

EAST 20th AVENUE & EAST 2nd STREET  
GULF SHORES, AL 36542

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## PROJECT CONTACT INFORMATION

OWNER:  
UPTOWN PLAZA, LLC  
P.O. BOX 4088  
GULF SHORES, AL. 36547

ENGINEER:  
LIEB ENGINEERING COMPANY, LLC  
1290 MAIN STREET, SUITE E  
DAPHNE, AL. 36526  
(251) 978-9779  
CONTACT: CHRIS LIEB, PE

SURVEYOR:  
WEYGAND WILSON  
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GULF SHORES, AL. 36542  
(251) 975-7555  
CONTACT: TRENT WILSON, PLS

ALABAMA ONE-CALL

THE CONTRACTOR IS REQUIRED TO CALL "ALABAMA ONE-CALL"  
1-800-292-8525 AT LEAST 48 HOURS PRIOR  
TO ANY EXCAVATION AND SHALL EXERCISE EXTREME  
CARE TO AVOID DAMAGING EXISTING UTILITIES.

ISSUED  
FOR  
REVIEW

REVISIONS			<div><p>LIEB ENGINEERING COMPANY 1290 MAIN STREET, SUITE E DAPHNE, AL 36526 PH: (251) 978-9779</p></div>	NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER. ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938			UPTOWN PLAZA EAST			
A	ISSUED FOR REVIEW	11/29/21					NOTES			
B	ADDRESSING COMMENTS FROM THE CITY	1/28/22					GULF SHORES, AL			
C	ADDRESSING COMMENTS FROM THE CITY	2/11/22					OWNER: UPTOWN PLAZA, LLC			
				JOB NUMBER	DRAWN BY: <u>JLG</u>	DATE: <u>11/15/2021</u>	SCALE: <u>AS SHOWN</u>	SHEET NUMBER	C1.0	C
				2021-055	CHECKED BY: <u>CJL</u>	APPROVED BY: <u>CJL</u>	ENGR: <u>CJL</u>	1 OF 10		



2/11/2022

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
- CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LIEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
- THIS PROPERTY IS IN SHADOWED ZONE X AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 943 FOR BALDWIN COUNTY AND MAP NUMBER 110030343M AS PER REVISED MAP DATED APRIL 19, 2019.
- SURVEY DATA WAS COMPILED FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY MEYGAARD, WILSON.

SITE DEMOLITION NOTES:

- ALL EXISTING IMPROVEMENTS SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED, "TO BE REMOVED".
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING ITEMS TO BE SALVAGED, REMOVED AND REUSED, ETC. CONTRACTOR TO USE CAUTION NOT TO DAMAGE THESE ITEMS DURING REMOVAL AND/OR REUSE. ANY DAMAGED ITEMS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- ANY AND ALL UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED. COORDINATE WITH UTILITY PROVIDER PRIOR TO REMOVAL/RELOCATION.
- SAWCUT EXISTING HARDSCAPES AT LIMITS OF REMOVAL. ASPHALT PAVING SHALL BE MILLED A MINIMUM OF 8" TO ENSURE A SMOOTH TRANSITION TO PROPOSED ASPHALT PAVING.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS AT LEAST WEEKLY IN AN APPROVED MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.

LAYOUT NOTES:

- TOPOGRAPHY AND SITE BOUNDARIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. IMMEDIATELY NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LIEB ENGINEERING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR SURVEY PRACTICES FOR CONSTRUCTION LAYOUT WORK.

GRADING NOTES:

- THE LIMITS OF CLEARING SHALL BE AT THE EDGE OF PROPOSED GRADING OR THE PROPERTY LINE, WHICHEVER IS LESS.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOP SOIL WITHIN LIMITS OF CONSTRUCTION SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED MANNER. TOPSOIL SHALL BE SPREAD 6" DEEP ON ALL NON HARDSCAPE AREAS TO BRING TO FINISHED GRADE. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF SITE IN AN APPROVED MANNER.
- IN CUT AREAS, SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 1" AND RECOMPACTED BEFORE PLACING FILL OR ANY OTHER IMPROVEMENTS. RECOMPACTATION SHALL MEET THE SPECIFIED DENSITY AND MOISTURE CONTENT IN GRADING NOTE #6.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPPED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- STRUCTURAL FILL FROM AN OFF-SITE BORROW SOURCE SHOULD MEET COLOR REQUIREMENTS OF THE CITY OF GULF SHORES AND MEET THE FOLLOWING MINIMUM REQUIREMENTS:

- EXHIBIT SP CLASSIFICATION ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM
- HAVE A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE
- HAVE A LIQUID LIMIT (LL) LESS THAN 20%
- HAVE A PLASTICITY INDEX (PI) OF 0% (NON-PLASTIC)
- HAVE A MINIMUM STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY OF 99 PCF

THE INITIAL LIFT OF SAND FILL (IF ANY) SHOULD BE PLACED IN A 12 INCH THICK LIFT AND COMPACTED TO 95% ASTM D-698 STANDARD COMPACTION. THE REMAINING LIFTS OF FILL REQUIRED TO ACHIEVE FINAL SUBGRADE ELEVATIONS (IF ANY) SHOULD BE PLACED IN 8 TO 12 INCH LOOSE LIFTS AND COMPACTED TO 100% ASTM D-698 STANDARD PROCTOR DENSITY AT MOISTURE CONTENTS WITHIN +/- 5% OF THE MATERIAL'S OPTIMAL MOISTURE CONTENT IMMEDIATELY PRIOR TO PLACEMENT OF THE BASE COURSE.

- PIPE BEDDING SHALL BE "SELECT SAND." THE MATERIAL SHALL CONTAIN LESS THAN 10% PASSING THE #200 SIEVE AND 90% PASSING THE #40 SIEVE. BY WEIGHT, MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. FOUNDATIONS, PAVING, ETC., ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE SLOPE IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.
- THE FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING(S) AT LEAST 1.0%. THE FINISHED GRADE SHALL BE 6" BELOW THE BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS. WATERPROOFING SHALL BE REQUIRED AT ALL LOCATIONS WHICH THE FINISHED GRADE IS ABOVE THE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- FINISHED GRADES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL MAKE THE APPROPRIATE HOLDDOWNS FOR SUBGRADE ELEVATIONS.
- CONTRACTOR SHALL PROVIDE FOR PERSONNEL AND VEHICULAR PROTECTION AT ANY OPEN EXCAVATIONS IN ACCORDANCE WITH 29 CFR PART 1926 AS WELL AS ANY REQUIREMENTS FOR EXCAVATIONS GREATER THAN FOUR (4) FEET IN DEPTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ADJACENT TO EXISTING STRUCTURES AND UNDERGROUND UTILITIES DURING ALL EXCAVATION OPERATIONS. TYPE OF SHORING AND PROCEDURE TO BE FOLLOWED MAY BE SUBJECT TO THE ENGINEER'S REVIEW BUT THE STRUCTURAL ADEQUACY OF THESE SYSTEMS, AS WELL AS DAMAGES TO THE EXISTING FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT.
- COMPACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
- DEWATERING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION. REDROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION. PONDING AND STANDING WATER SHALL BE KEPT TO A MINIMUM.
- A GEOTECHNICAL REPORT IS AVAILABLE. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FROM GEOCON, INC. REPORT NUMBER IS DL 2636-21.
- NO MATERIALS CONTAINING RED CLAY ARE ALLOWED IN THIS LOCATION.
- ANY BORROW MATERIALS IN THIS LOCATION MUST BE PRE-APPROVED BY THE GULF SHORES BUILDING DEPARTMENT PRIOR TO PLACEMENT.

CONCRETE NOTES:

- ALL NORMAL WEIGHT CONCRETE SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE.
- TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN THE ACI 301 SPECIFICATION, AND PER PROJECT SPECIFICATIONS.
- REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60 AND PLACED IN ACCORDANCE WITH ACI-315, LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315.
- UNLESS OTHERWISE NOTED, CONCRETE COVER FOR REINFORCING BARS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF ACI 318.
- PROVIDE 3/4" BY 45 DEGREE CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- TYPE II PORTLAND CEMENT SHALL BE USED IN THE MANUFACTURE OF ALL CONCRETE UNLESS OTHERWISE NOTED. PORTLAND CEMENT SHALL CONFORM TO C150. ONLY ONE BRAND OF CEMENT SHALL BE USED FOR ALL CONCRETE FOR EXPOSED SURFACES OF ADJACENT STRUCTURES.
- AGGREGATE, BOTH COARSE AND FINE, USED IN THE MANUFACTURE OF CONCRETE SHALL CONFORM TO ASTM C33 UNLESS OTHERWISE NOTED.
- CONTRACTOR MAY SUBSTITUTE CONSTRUCTION JOINTS IN LIEU OF CONTROL JOINTS AS NEEDED.
- EXPANSION JOINT MATERIAL SHALL BE BITUMINOUS TYPE PER ASTM D994.
- SEALANT SHALL BE BASF SONOLASTIC SL2, OR OTHER ELASTOMERIC JOINT SEALANT AS APPROVED. ALL SEALANT MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- PAVEMENT SURFACE SHALL HAVE BROOM FINISH.

UTILITY NOTES:

- THE SITE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICES (WATER, ELECTRICAL, TELEPHONE, CABLE TV) FROM THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. PLANS FOR ALL PROPOSED UTILITY POINTS OF CONNECTION AT THE BUILDING. NOTIFY ARCHITECT, LIEB ENGINEERING OF ANY DISCREPANCIES.
- BACKFLOW PREVENTION AND METERING SHALL BE PROVIDED ON THE FIRE, DOMESTIC, AND IRRIGATION SERVICES IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY AND FIRE DEPARTMENT'S REQUIREMENTS.
- WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS. ALL MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SDR 26 UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITY COMPANY.
- ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR SPECIFIC INFORMATION.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±3%.
- WHEN INSTALLING UTILITIES IN EXISTING PAVED AREAS OR IN AREAS WHERE SOILS ARE CONSIDERED UNSUITABLE FOR BEDDING OR BACKFILLING, UTILITY TRENCHES SHALL BE BACKFILLED FULL DEPTH WITH SAND.
- WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK, ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH SAND.

ALABAMA ONE-CALL

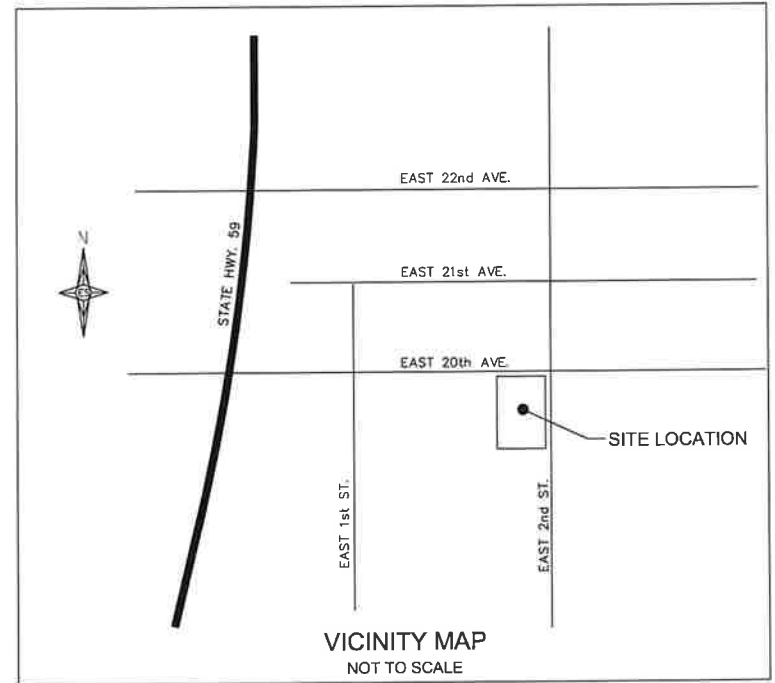
THE CONTRACTOR IS REQUIRED TO CALL "ALABAMA ONE-CALL" 1-800-292-8525 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND SHALL EXERCISE EXTREME CARE TO AVOID DAMAGING EXISTING UTILITIES.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION AND REVISION OF PART VI OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPROVED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN WORK AREAS SHOWN AND DESCRIBED IN PART VI OF THE MUTCD.
- PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS SHALL BE COVERED OR REMOVED.
- THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS SHALL BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
- IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS SHALL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING SHALL BE REQUIRED ON ALL SIGNS.
- HAZARDOUS CONDITIONS ON OPEN ROADWAYS SUCH AS PAVEMENT DROP-OFFS IN EXCESS OF 2'; CONSTRUCTION MATERIALS, VEHICLES, OR EQUIPMENT STORED OR PLACED WITHIN THE ROADWAY RIGHT-OF-WAY; AND OPEN TRENCHES ACROSS OR NEAR THE ROADWAY SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
- THE CONTRACTOR SHALL KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
- TRAFFIC CONTROL DEVICES SHALL MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ROADWAYS AND DRIVEWAYS SHALL REMAIN OPEN DURING CONSTRUCTION.
- CHANNELIZING DEVICES SHALL BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADI TO CHANNELIZE TRAFFIC INTO AND OUT OF INTERSECTING ROAD AND DRIVES WITHIN AREAS WHERE CHANNELIZING DEVICES ARE REQUIRED. TEMPORARY REGULATORY SIGNS SUCH AS STOP SIGNS AND YIELD SIGNS SHALL BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.

EROSION CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF REGISTRATION"(NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A G.C.I. OR G.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATLES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
- ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ADOPT SPECIFICATIONS SECTION 652 AND 656.
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS; PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES; STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES; PUBLICATIONS POLLUTION PREVENTION CONCEPTS THROUGH POSTERS; WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS; AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
- AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.



ISSUED  
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REVIEW

REVISIONS			UPTOWN PLAZA EAST		
A	ISSUED FOR REVIEW	11/29/21	NOTES		
B	ADDRESSING COMMENTS FROM THE CITY	1/28/22	GULF SHORES, AL		
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			SHEET NUMBER	C2.0 C	
			2 OF 10	2/11/2022	

LIEBENGINEERING

COMPANY

LIEB ENGINEERING COMPANY  
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PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.  
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER  
2021-055

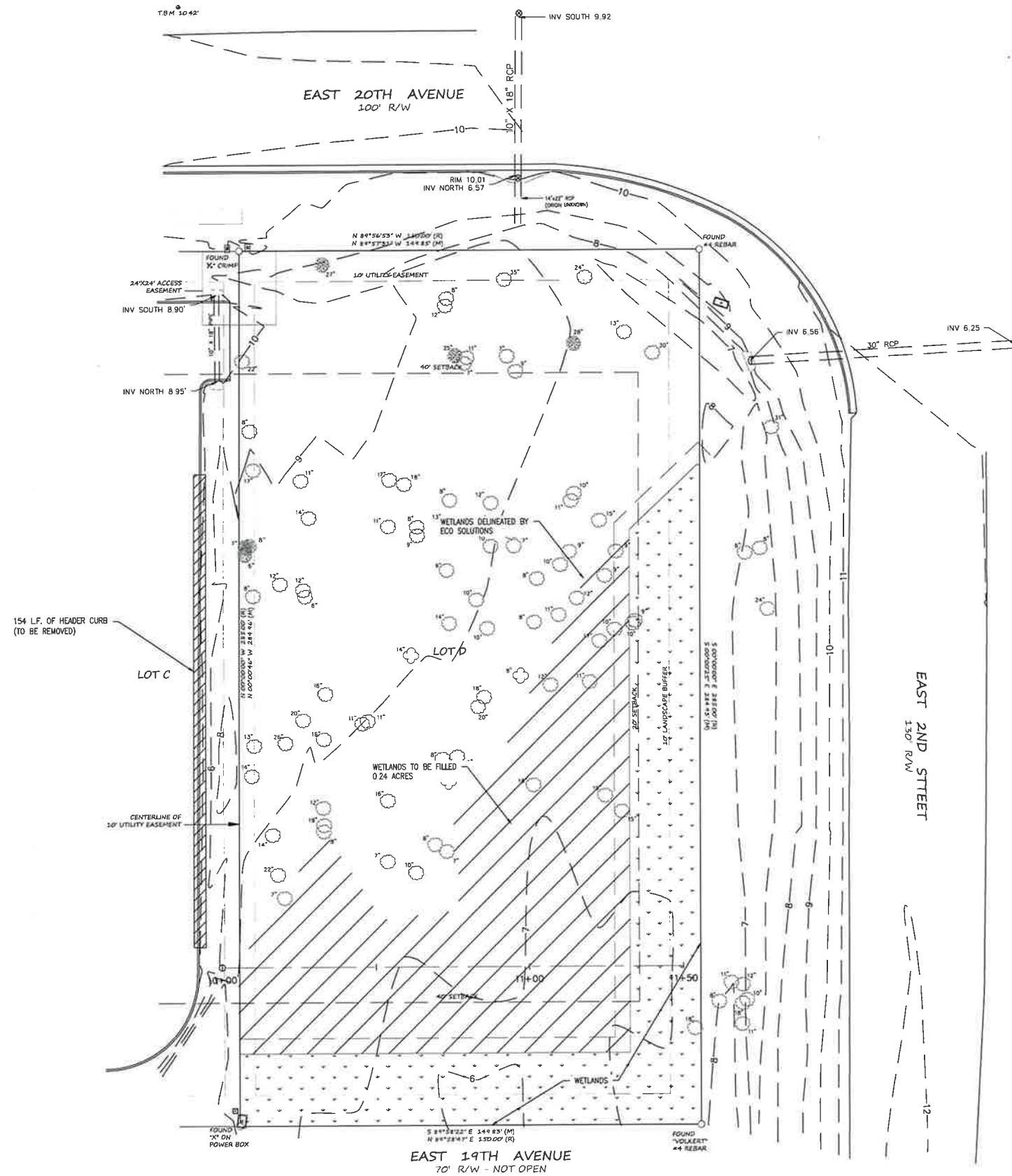
DRAWN BY: JLG  
CHECKED BY: C.J.L.

DATE: 11/15/2021  
APPROVED BY: C.J.L.

SCALE: AS SHOWN  
ENGR: C.J.L.

ALABAMA REGISTERED PROFESSIONAL ENGINEER  
No. 31204  
CHRISTOPHER JAY LIEB





LEGEND

EXISTING ASPHALT PAVING

EXISTING WETLANDS

NOTES:

1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

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LIEB ENGINEERING COMPANY  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.  
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER 2021-055  
DRAWN BY: JLG  
CHECKED BY: CJL  
DATE: 11/15/2021  
APPROVED BY: CJL  
SCALE: 1"=20'  
ENGR: CJL

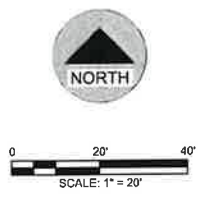
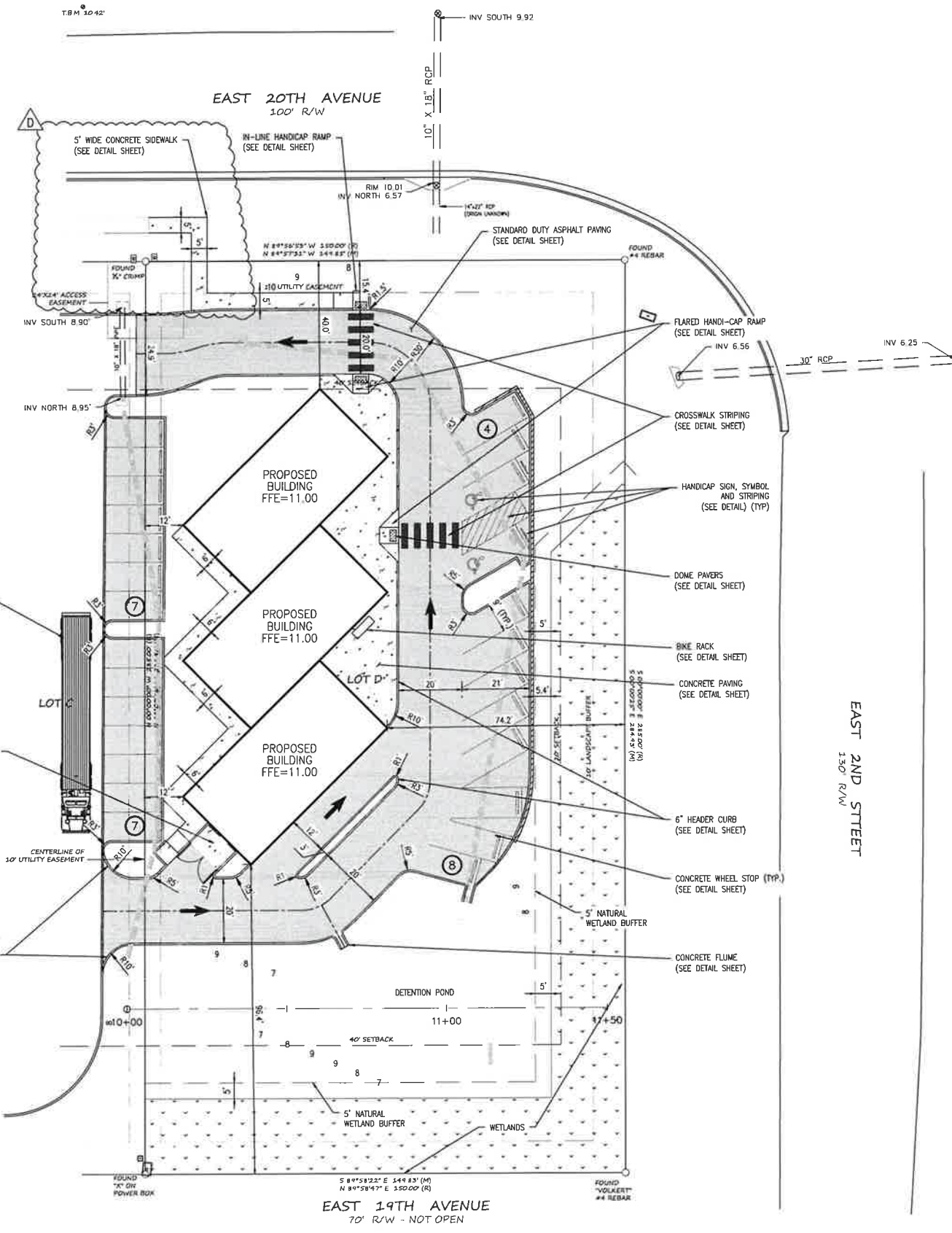
UPTOWN PLAZA EAST  
EXISTING CONDITIONS & DEMOLITION PLAN  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

SHEET NUMBER  
3 OF 10

C3.0 C



2/11/2022




- NOTES:**
- SEE SHEET C1.0 FOR ALL GENERAL NOTES.
  - HVAC UNITS WILL BE LOCATED ON ROOFTOP AND SHIELDED BY PARAPET WALL.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING WETLANDS

SITE DATA:	
1. PROPOSED USE:	RETAIL/DRIVE-THRU
2. ZONING:	BC
3. TOTAL AREA:	0.98± AC. (42,696 S.F.)
4. DISTURBED AREA:	33,775± AC. (0.78 S.F.)
5. TOTAL UNITS:	3
6. BUILDING S.F.:	5,400 S.F.
7. BUILDING HEIGHT:	22'-0"
8. IMPERVIOUS SURFACE:	0.47 AC. (20,508 S.F.)(47.96%) 2,548 S.F. CONCRETE 12,560 S.F. ASPHALT 5,400 S.F. BUILDING COVERAGE/0.12 AC/12.24%
9. OPEN SPACE:	0.43± AC. (18,742 S.F.) (43.86%)
10. SETBACKS:	FRONT 40' SIDE 20' REAR 40'
11. PARKING REQUIRED:	21.6 SPACES
12. PARKING PROVIDED:	12 SPACES ON-SITE 14 SPACES SHARED
13. BIKE SPACES PROVIDED:	4 SPACES
14. FLOOR AREA RATIO:	12.6%
15. WETLAND AREA FILL:	0.24 AC.

ISSUED  
FOR  
REVIEW

REVISIONS		
A	ISSUED FOR REVIEW	11/29/21
B	ADDRESSING COMMENTS FROM THE CITY	1/28/22
C	ADDRESSING COMMENTS FROM THE CITY	2/11/22
D	ADDRESSING COMMENTS FROM THE CITY	2/16/22




**LIEB ENGINEERING COMPANY**

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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

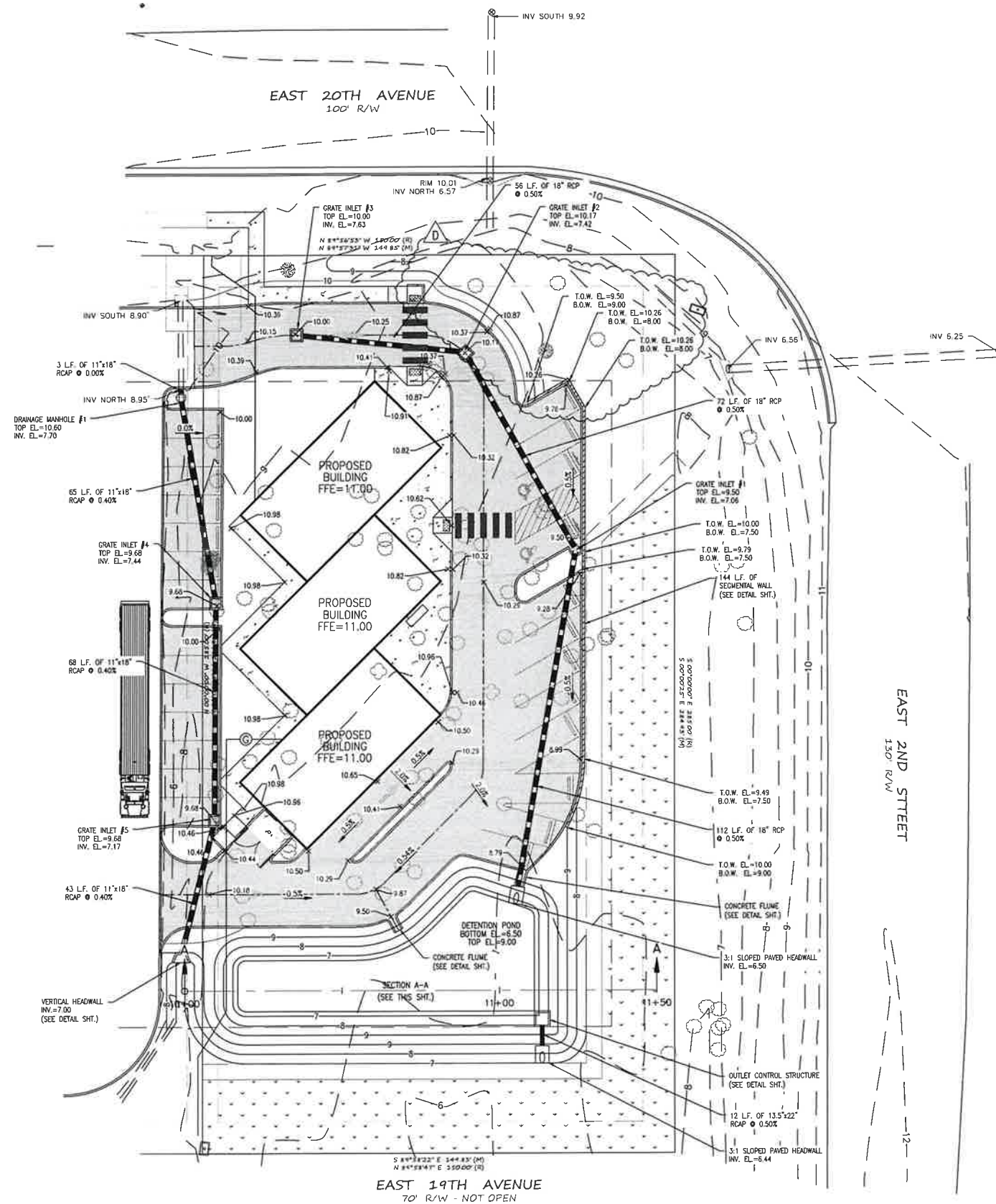
LIEB ENGINEERING COMPANY  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
PH: (251) 978-9779

JOB NUMBER	2021-055
DRAWN BY:	JLG
CHECKED BY:	CJL
DATE:	11/15/2021
APPROVED BY:	CJL
SCALE:	1"=20'
ENGR:	CJL

UPTOWN PLAZA EAST	
SITE PLAN	
GULF SHORES, AL	
OWNER: UPTOWN PLAZA, LLC	
SHEET NUMBER	4 OF 10
C4.0	D





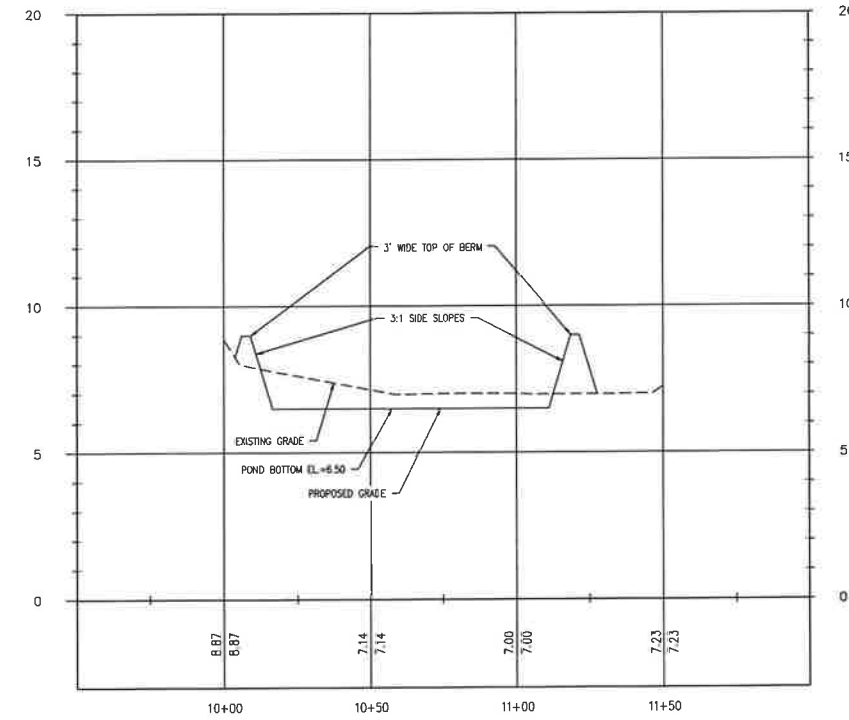


**LEGEND**

- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- EXISTING ASPHALT PAVING
- EXISTING WETLANDS

**NOTES:**

- SEE SHEET C1.0 FOR ALL GENERAL NOTES.



**SECTION A-A**  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'

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FOR  
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REVISIONS			
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B	ADDRESSING COMMENTS FROM THE CITY	1/28/22	
C	ADDRESSING COMMENTS FROM THE CITY	2/11/22	
D	ADDRESSING COMMENTS FROM THE CITY	2/16/22	



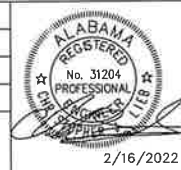
LIEB ENGINEERING COMPANY  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
PH: (251) 978-9779

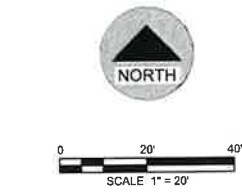
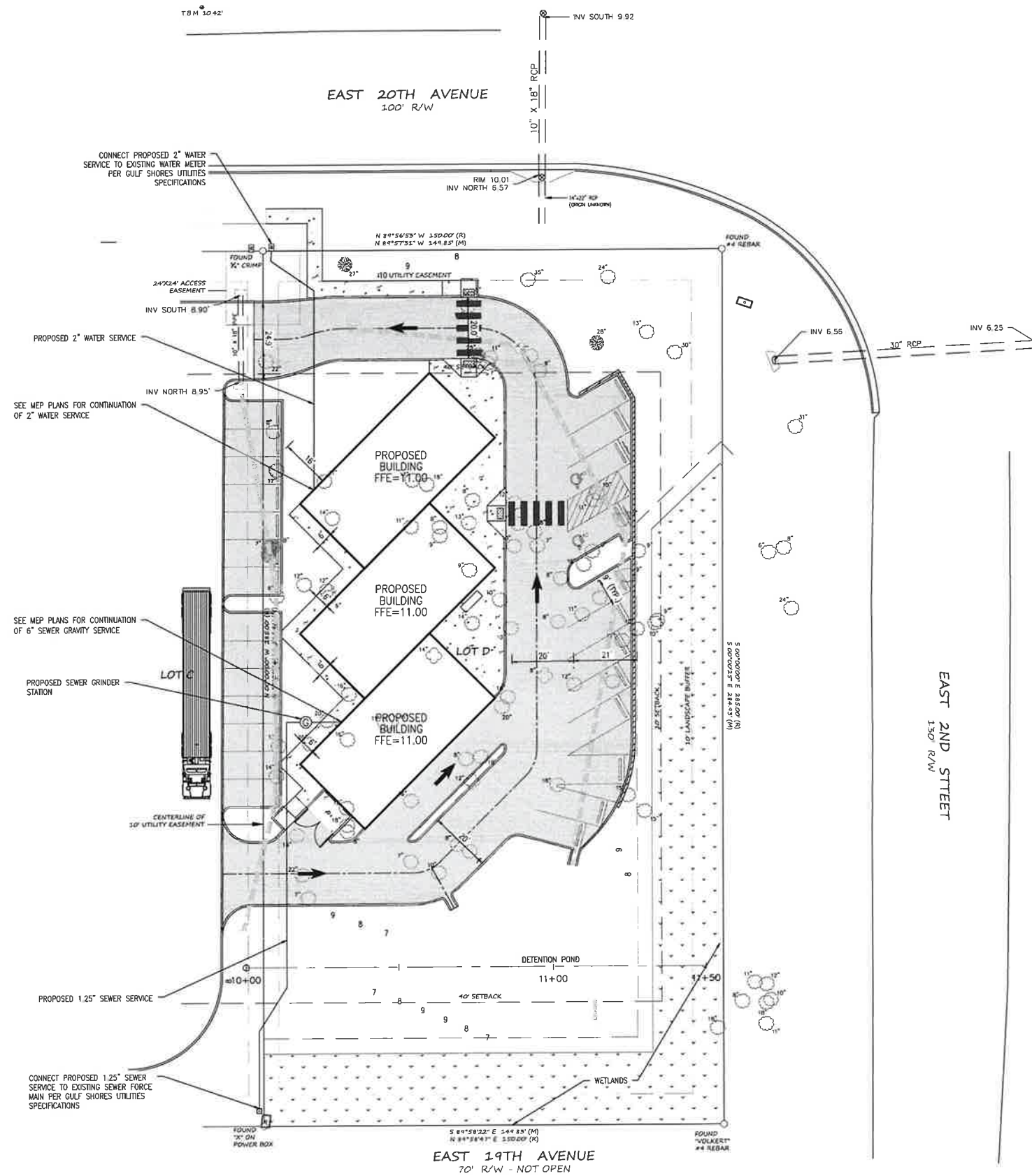
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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER: 2021-055  
DRAWN BY: JLG DATE: 11/15/2021 SCALE: 1"=20'  
CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL

UPTOWN PLAZA EAST  
GRADING & DRAINAGE PLAN  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

SHEET NUMBER: 5 OF 10  
C5.0 D





NOTES:  
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING WETLANDS

ISSUED  
FOR  
REVIEW

REVISIONS		
A	ISSUED FOR REVIEW	11/29/21
B	ADDRESSING COMMENTS FROM THE CITY	2/11/22



LIEB ENGINEERING COMPANY  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
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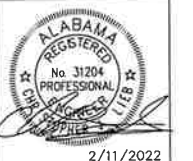
NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.  
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 11/15/2021	SCALE: 1"=20'
2021-055	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

UPTOWN PLAZA EAST  
UTILITY PLAN  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

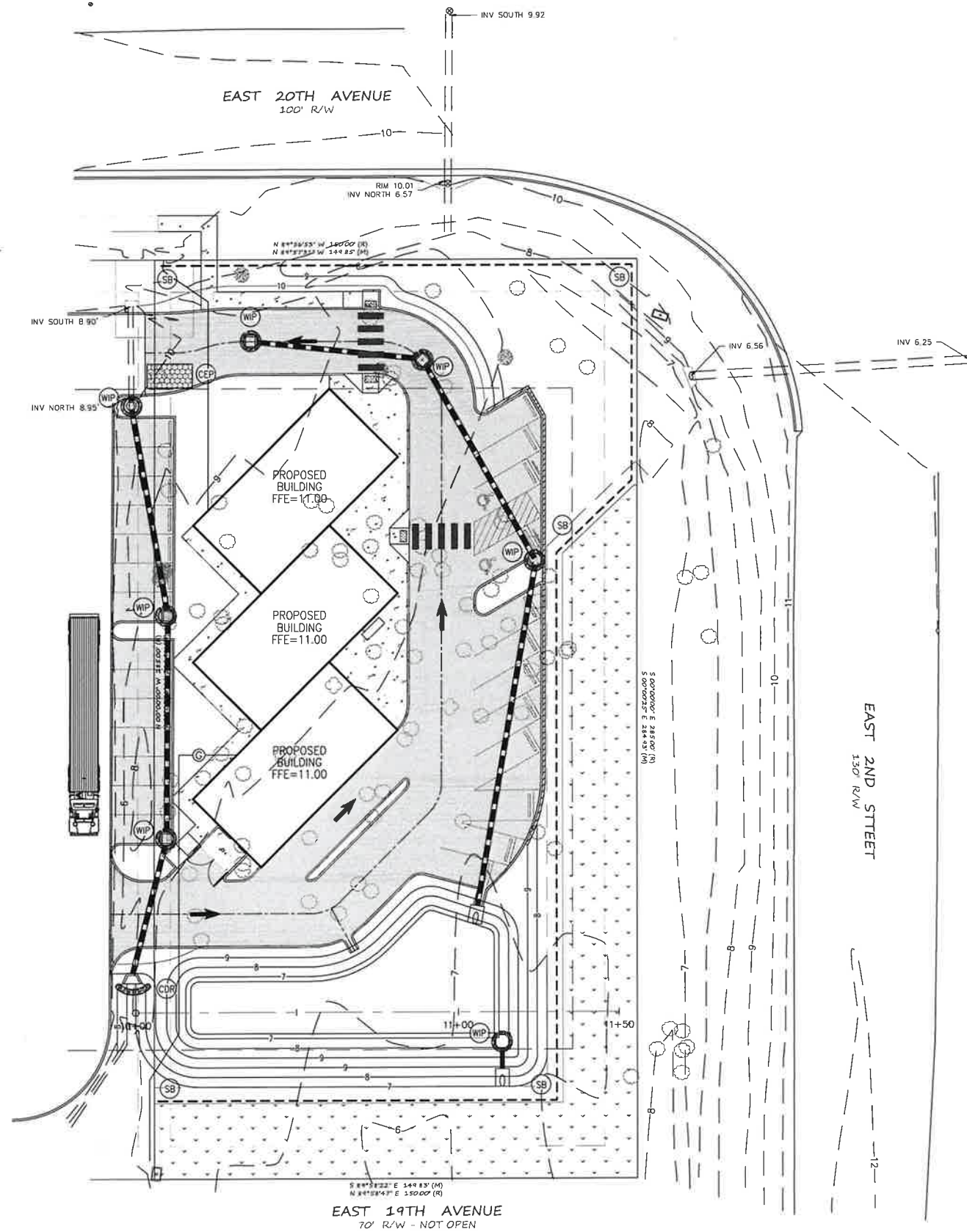
SHEET NUMBER
6 OF 10

C6.0 B



2/11/2022





LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING WETLANDS
	SILT FENCE, TYPE "A"
	CONSTRUCTION EXIT PAD
	WATTLE INLET PROTECTION OR SILT SAVER (OR APPROVED EQUAL)
	WATTLE CHECK DAM

NOTES:  
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

ISSUED  
FOR  
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	11/29/21	
B	ADDRESSING COMMENTS FROM THE CITY	2/11/22	



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DAPHNE, AL 36526  
PH: (251) 978-9779

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JOB NUMBER	DRAWN BY: JLG	DATE: 11/15/2021	SCALE: 1"=20'
2021-055	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

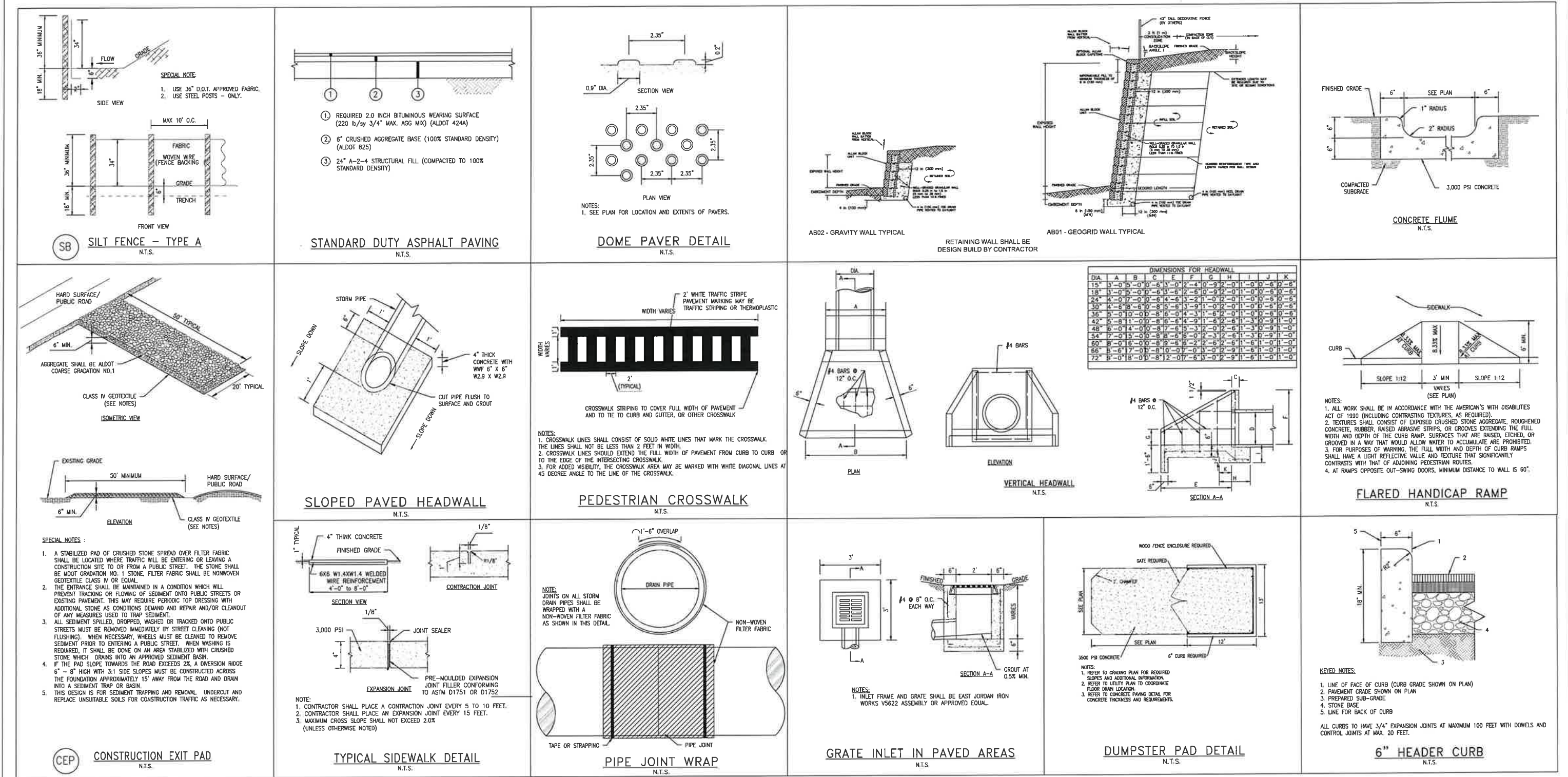
UPTOWN PLAZA EAST  
EROSION CONTROL PLAN  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

SHEET NUMBER
7 OF 10

C7.0 B







NOTES:  
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

ISSUED  
FOR  
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	11/29/21	
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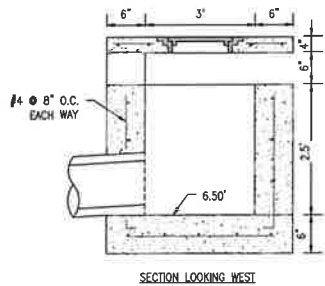
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2021-055	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

UPTOWN PLAZA EAST  
DETAILS  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

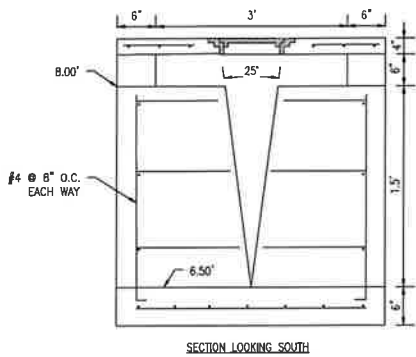
SHEET NUMBER	8 OF 10
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C8.0 B

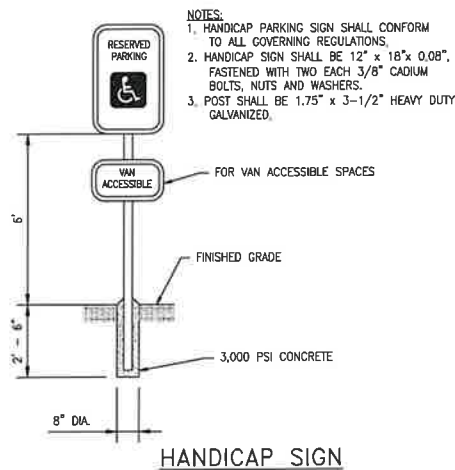
2/11/2022



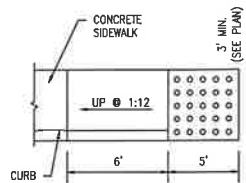
NOTE:  
MANHOLE FRAME AND COVER SHALL  
BE NEENAH R-6310-F OR SIMILAR  
AND EQUAL



OUTLET CONTROL STRUCTURE  
N.T.S.

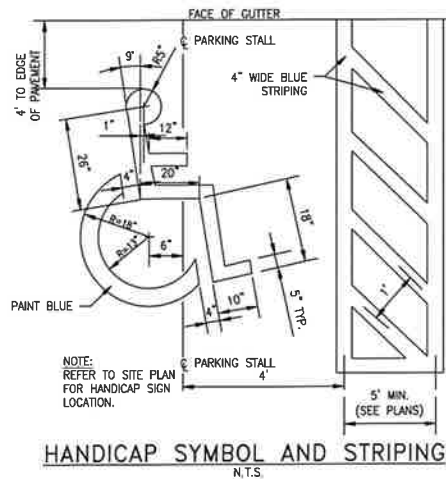


HANDICAP SIGN

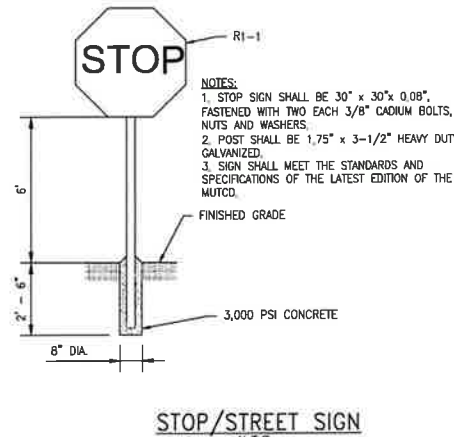


NOTES:  
1. THE FULL WIDTH, DEPTH, AND FLARES SHALL BE PAINTED  
THE HANDICAP COLOR.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN'S  
WITH DISABILITIES ACT OF 1990 (INCLUDING CONTRASTING  
TEXTURES, AS REQUIRED).

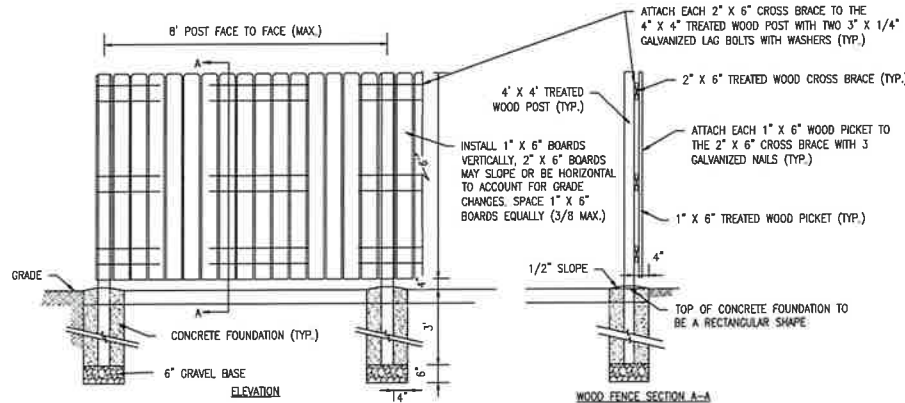
INLINE HANDICAP RAMP  
N.T.S.



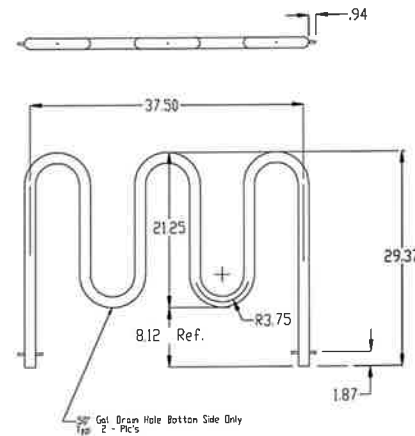
HANDICAP SYMBOL AND STRIPING  
N.T.S.



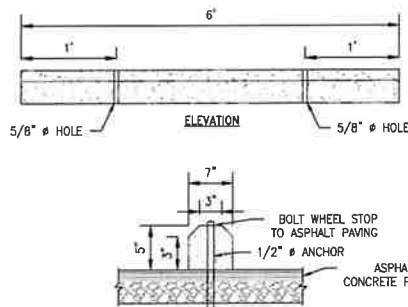
STOP/STREET SIGN  
N.T.S.



DUMPSTER FENCE DETAIL  
N.T.S.



BIKE RACK DETAIL  
N.T.S.



NOTE:  
CENTER WHEEL STOP IN PARKING SPACE

CONCRETE WHEEL STOP  
N.T.S.

NOTES:  
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

REVISIONS			
A	ISSUED FOR REVIEW	11/29/21	
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2021-055  
DRAWN BY: JLC  
CHECKED BY: CJL  
DATE: 11/15/2021  
APPROVED BY: CJL  
SCALE: AS SHOWN  
ENGR: CJL

UPTOWN PLAZA EAST  
DETAILS  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

SHEET NUMBER  
9 OF 10

C9.0 B

ISSUED  
FOR  
REVIEW



2/11/2022





0 20' 40'  
SCALE: 1" = 20'

NOTES:

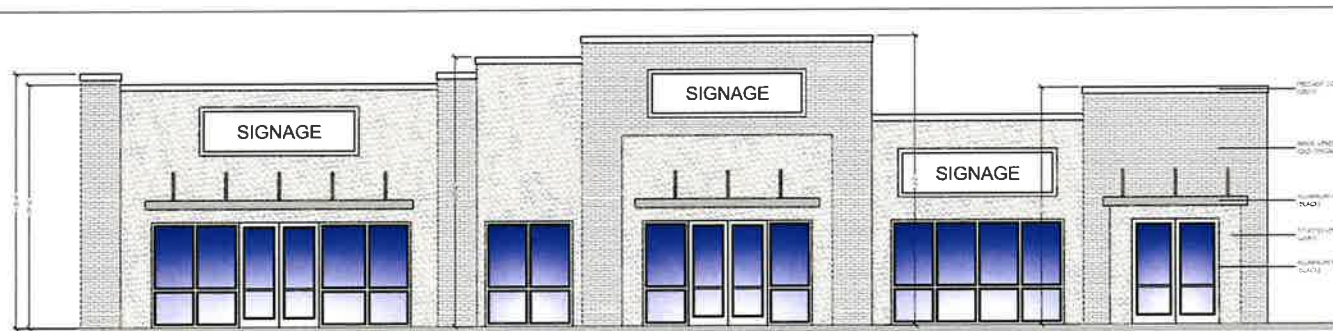
1. SEE SHEET C10.0 FOR ALL GENERAL NOTES.

LEGEND

- STANDARD DUTY ASPHALT PAVING  
CONCRETE PAVING  
EXISTING ASPHALT PAVING  
EXISTING WETLANDS

FIRE FLOW @ 229 EAST 20th AVENUE HYDRANT:

STATIC: 54 PSI  
RESIDUAL: 46 PSI  
FIRE FLOW: 920 GPM @ 30 PSI  
CALCULATED AVAILABLE FLOW: 2009 GPM @ 20 PSI



NORTH EAST ELEVATION

EXISTING FIRE HYDRANT  
(APPROXIMATE LOCATION)

500'

PROPOSED 2" WATER SERVICE

SEE MEP PLANS FOR CONTINUATION  
OF 2" WATER SERVICE

SEE MEP PLANS FOR CONTINUATION  
OF 6" SEWER GRAVITY SERVICE

PROPOSED SEWER GRINDER  
STATION

CENTERLINE OF  
10' UTILITY EASEMENT

PROPOSED 1.25" SEWER SERVICE

CONNECT PROPOSED 1.25" SEWER  
SERVICE TO EXISTING SEWER FORCE  
MAIN PER GULF SHORES UTILITIES  
SPECIFICATIONS

CONNECT PROPOSED 2" WATER  
SERVICE TO EXISTING WATER METER  
PER GULF SHORES UTILITIES  
SPECIFICATIONS

TBM 5042'

EAST 20TH AVENUE  
100' R/W

RIM 10.01  
INV NORTH 6.57

INV SOUTH 9.92

10" X 18" RCP

14" RCP  
(DRINK UNKNOWN)

N 89°56'53" W 150.00' (R)  
N 89°57'31" W 149.85' (M)

24"X24" ACCESS  
EASEMENT

INV SOUTH 8.90'

INV NORTH 8.95'

PROPOSED BUILDING  
FFE=11.00

PROPOSED BUILDING  
FFE=11.00

PROPOSED BUILDING  
FFE=11.00

LOT C

CENTERLINE OF  
10' UTILITY EASEMENT

S 89°56'53" E 245.00' (R)  
S 89°57'31" E 244.85' (M)

EAST 2ND STREET  
150' R/W

500'

DETENTION POND

11+00

17+50

EAST 19TH AVENUE  
70' R/W - NOT OPEN

FOUND  
"VOLKERT"  
#4 REBAR

ISSUED  
FOR  
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/28/22	
B	ADDRESSING COMMENTS FROM THE CITY	2/11/22	



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PH: (251) 978-9779

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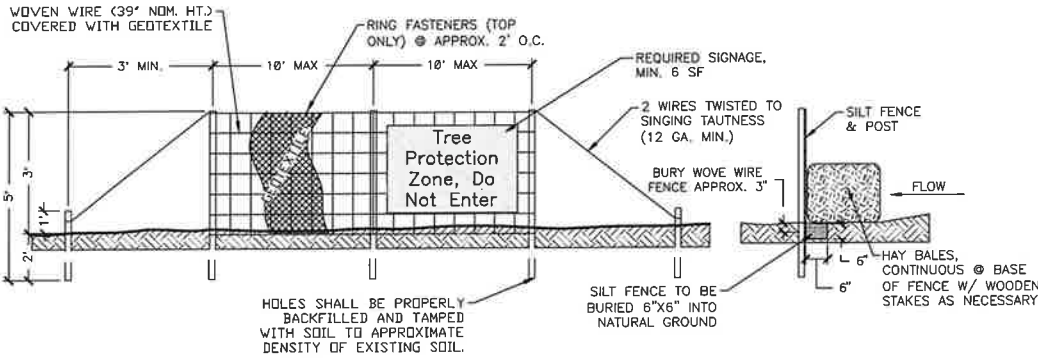
JOB NUMBER  
2021-055  
DRAWN BY: JLC  
CHECKED BY: CJL  
DATE: 11/15/2021  
APPROVED BY: CJL  
SCALE: 1"=20'  
ENGR: CJL

UPTOWN PLAZA EAST  
FIRE PLAN  
GULF SHORES, AL  
OWNER: UPTOWN PLAZA, LLC

SHEET NUMBER  
10 OF 10

C10.0 B

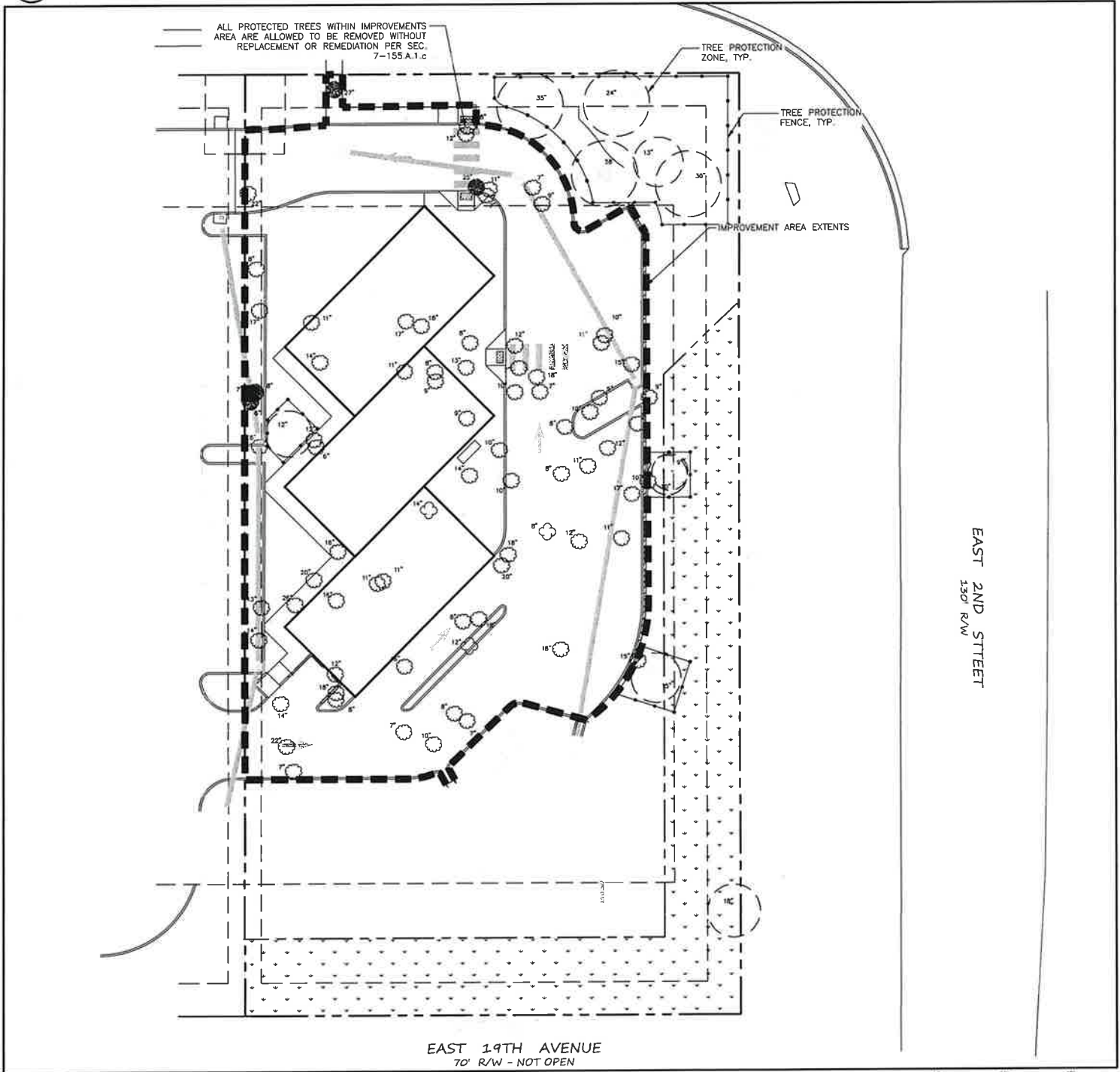




- NOTES
1. FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
  2. THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL OTHER RETAINED TREES. IF INSTALLING UNDERGROUND UTILITIES NEAR TREE ROOTS BECOMES A HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER TREE ROOTS.
  3. ALL ROOTS TO BE REMOVED DURING SITE CLEARING &/OR CONSTRUCTION SHALL BE SEVERED CLEANLY AT THE PERIMETER OF THE PROTECTED RADIUS.
  4. FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGE ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO RETAINED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
  5. FENCING CANNOT BE REMOVED UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
  6. TREE PROTECTION SIGNAGE TO BE A MINIMUM OF 6 SQUARE FEET READING "Tree Protection Zone, Do Not Enter"

2 TREE PROTECTION FENCE - GULF SHORES

329343 06-09



TREE PROTECTION LEGEND

- OAK TREE TO BE PRESERVED
- OAK TREE TO BE REMOVED
- PINE TREE TO BE REMOVED
- MAGNOLIA TREE TO BE REMOVED
- TREE PROTECTION ZONE
- TREE PROTECTION FENCE

TABLE 12-1 PRESERVED TREE SCHEDULE				
DBH of Preserved Tree	Max. No. of Tree Credits that may be Earned per Tree			
36 inches or greater	7			
30 - 35 inches	6			
26-29 inches	5			
20-25 inches	4			
13 - 19 inches	3			
8 - 12 inches	2			
2-7 inches	1			

PROTECTED TREES TO BE PRESERVED				
SPECIES	DBH	QTY	TOTAL DBH	TREE CREDITS
PINE TREE	26"	1	26	5
OAK TREE	9"	1	9	2
OAK TREE	10"	1	10	2
OAK TREE	12"	1	12	2
OAK TREE	13"	1	13	3
OAK TREE	15"	1	15	3
OAK TREE	18"	1	18	3
OAK TREE	24"	1	24	5
OAK TREE	30"	1	30	6
OAK TREE	35"	1	35	6
TOTAL TREE CREDITS EARNED:			166	32

PROTECTED TREES TO BE REMOVED EXCLUDING IMPROVEMENTS AREA			
SPECIES	DBH	QTY	TOTAL DBH
OAK TREE	15"	1	15"
TOTAL:			15"

TREE REPLACEMENT CALCULATIONS			
	CAL	TOTAL DBH	TREES
TREES REQUIRED	3"	15"	5
TREE CREDITS EARNED			32
TOTAL REPLACEMENT TREES TO BE PLANTED:			0

ALL REPLACEMENT TREES SHALL BE 12' HT. WITH A 3" CAL.

1 TREE PROTECTION PLAN

Scale: 1" = 20'

800-292-8525  
#DIG (Cellular)  
Dig Safely. **Alabama 1 Call**

**NOT**  
**FOR CONSTRUCTION**  
THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE.

A Landscape Development Plan for  
**Uptown Plaza East**  
Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
11.29.21		PERMIT SUBMITTAL
01.28.22		PERMIT RESUBMITTAL
02.14.22		PERMIT RESUBMITTAL
02.18.22		PERMIT RESUBMITTAL

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YJ  
Drawn  
DM  
Project Manager  
LCW  
Principal  
213318-012  
Project No  
11.23.21  
Date

Registration  
**STATE OF ALABAMA**  
Lester G. ...  
REGISTERED LANDSCAPE ARCHITECT  
518

Sheet Title  
**TREE PROTECTION PLAN**



**NOT**  
FOR CONSTRUCTION  
THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE.

A Landscape Development Plan for  
**Uptown Plaza East**  
Gulf Shores, Alabama

Revisions		Revisions / Submissions
No.	Date	
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02.18.22		PERMIT RESUBMITTAL

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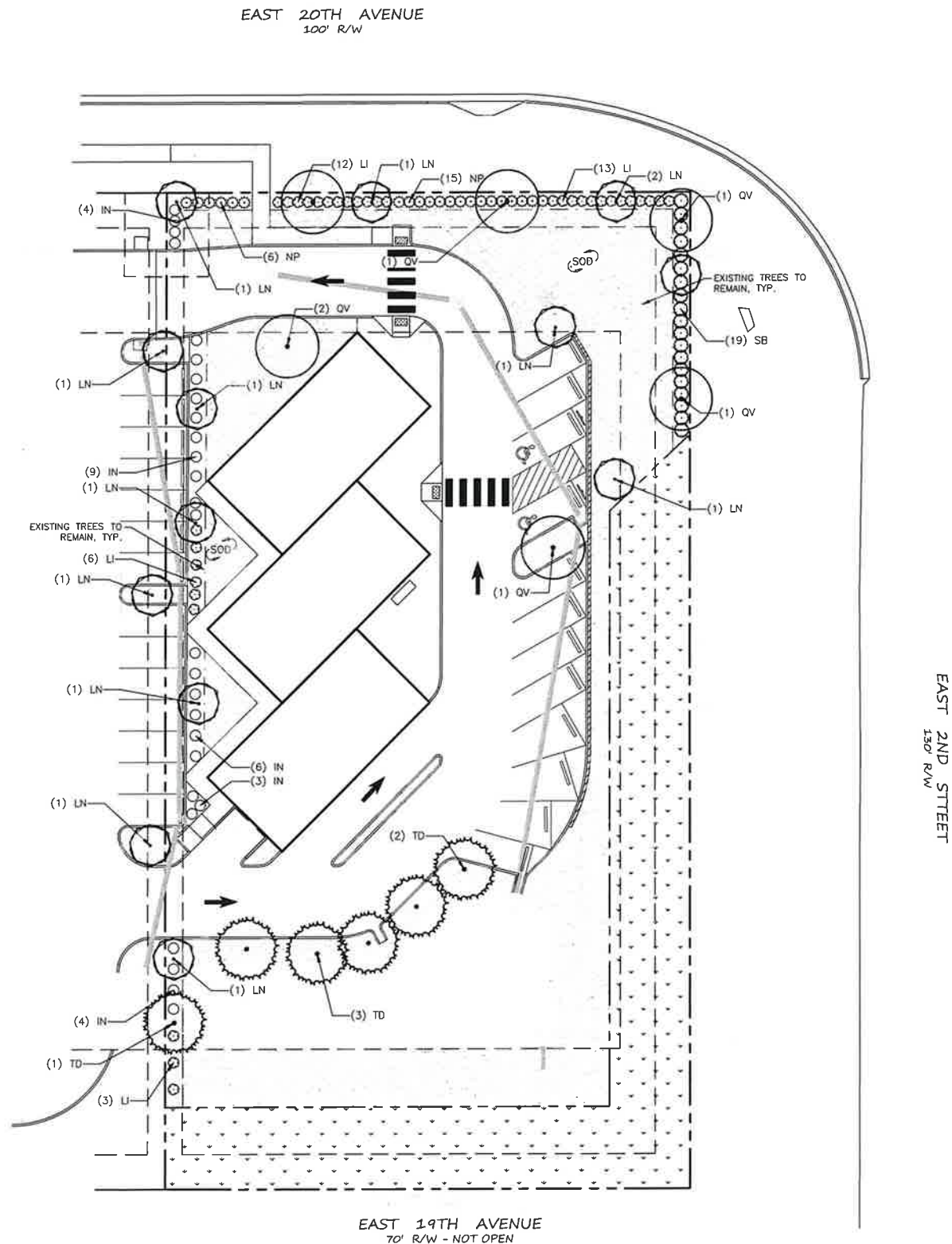
YJ  
Drawn:  
DM  
Project Manager  
LCW  
Principal  
213318-012  
Project No.  
11.23.21  
Date

Registration  
STATE OF ALABAMA  
LISTER CHAD  
REGISTERED LANDSCAPE ARCHITECT  
NUMBER  
518

Sheet Title

**LANDSCAPE  
PLANTING PLAN**

Sheet No.  
**LP100**



LANDSCAPE AREA REQUIREMENTS (12-1.B)	
Total Site Area:	42,698 s.f.
Required Landscape Area (20%):	8,539 s.f.
Provided Landscape Area:	12,290 s.f.

STREET FRONTAGE REQUIREMENTS (12-1.D)	
East 20th Avenue:	
1 tree per 25 LF ROW @ 145.0 LF = 5.80 trees	
Total Frontage Trees Required:	6 trees
Total Frontage Trees Provided:	6 trees
6 shrubs per 20 LF ROW @ 145.0 LF = 43.50 shrubs	
Total Frontage Shrubs Required:	44 shrubs
Total Frontage Shrubs Provided:	44 shrubs
East 2nd Street:	
1 tree per 25 LF ROW @ 70.0 LF = 2.80 trees	
Total Frontage Trees Required:	3 trees
Total Frontage Trees Provided:	3 trees
6 shrubs per 20 LF ROW @ 70.0 LF = 21.00 shrubs	
Total Frontage Shrubs Required:	21 shrubs
Total Frontage Shrubs Provided:	21 shrubs

PARKING LOT TREE REQUIREMENTS (12-1.E)	
Proposed Parking Lot Area:	10,717 s.f.
Required Landscape Area (10%):	1,072 s.f.
Provided Landscape Island Area:	1,072 s.f.









TREES	
1 tree per 150 s.f. @ 1,072 s.f. = 7.15 trees	
Total Parking Lot Trees Required:	8 trees
Total Parking Lot Trees Provided:	8 trees

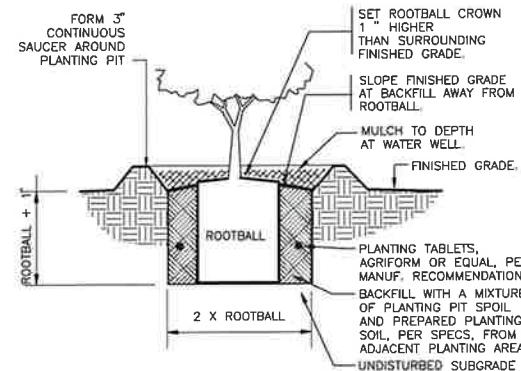
PERIMETER LANDSCAPE REQUIREMENTS (12-1.F)	
West	
1 tree per 25 LF @ 198.0 LF = 7.92 trees	
Total Perimeter Trees Required:	8 trees
* Total Perimeter Trees Provided:	6 trees
4 shrubs per 25 LF @ 198.0 LF = 31.68 shrubs	
Total Perimeter Shrubs Required:	32 shrubs
Total Perimeter Shrubs Provided:	35 shrubs

\* Existing preserved trees account as provided trees.

IRRIGATION NOTE:  
ALL LANDSCAPE AREAS SHALL HAVE  
AN AUTOMATIC, UNDERGROUND  
IRRIGATION SYSTEM THAT SHALL  
PROVIDE 100% HEAD-TO-HEAD  
COVERAGE.

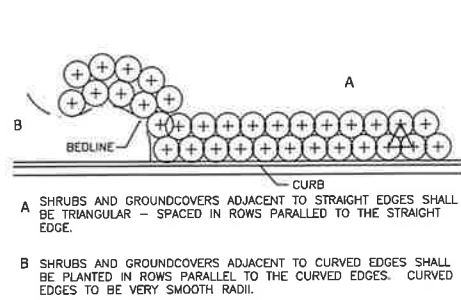
800-292-8525  
#DIG (Cellular)  
Dig Safely. **Alabama 1 Call**

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	
	LN	13	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE STANDARD TRUNK; FULL HEAD	30 GAL	1.5" CAL	8'	
	QV	8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	30 GAL	3" CAL	12'	
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS FULL HEAD, SPECIMEN QUALITY	30 GAL	3" CAL	12'	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
	IN	27	ILEX VOMITORIA 'NANA' / DWARF YAUPOON HOLLY	3 GAL			36" o.c.
	LI	34	LOROPETALUM CHINENSE 'SHANG-WHITE' TM / EMERALD SNOW LOROPETALUM	3 GAL			36" o.c.
	NP	21	NERIUM OLEANDER 'PETITE PINK' / PETITE PINK OLEANDER	3 GAL			42" o.c.
	SB	19	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	3 GAL			48" o.c.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT		
	SOD	10,220 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD			



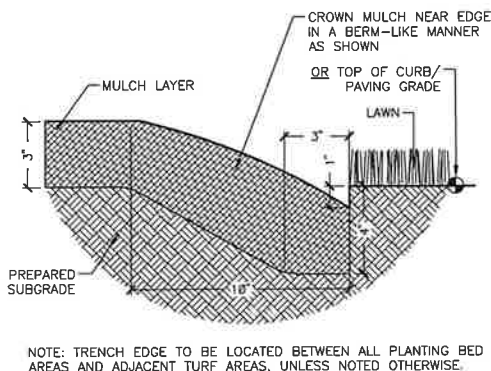
1 SHRUB PLANTING  
1" = 1'-0"

32 9333.13-01



2 TYPICAL PLANT SPACING  
NOT TO SCALE

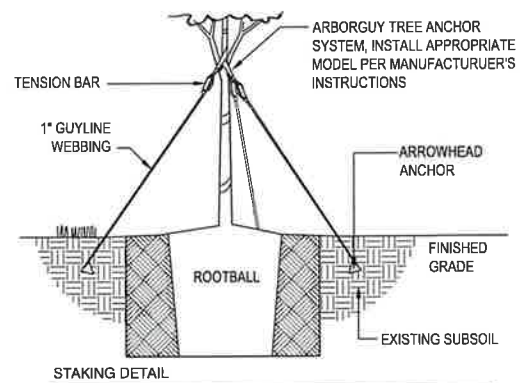
32 9399-04



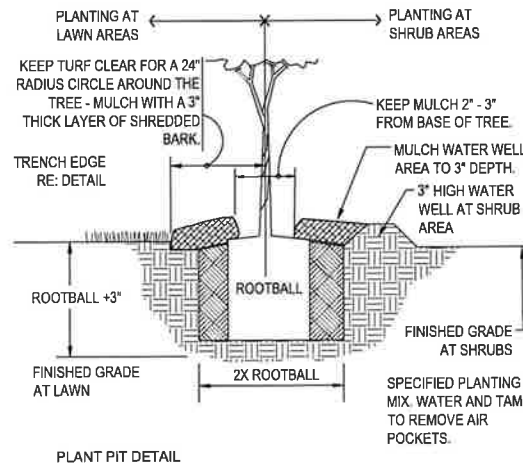
3 TRENCH EDGE  
3" = 1'-0"

NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

32 9413.23-02



SET ROOTBALL CROWN 1 1/2" HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.



4 TREE PLANTING - GUY STRAP  
1" = 1'-0"

32 9343.26-02

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
  - INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
  - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - WATER THOROUGHLY AFTER PLANTING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
  - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
  - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC. UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
  - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
  - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
  - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
    - ☐ 3" DEPTH PINE BARK
    - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
    - ☒ 3" DEPTH LONG LEAF PINESTRAW, SETTLED
  - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
  - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
  - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

5 GENERAL PLANTING NOTES  
1" = 1"

32 9399-01

**NOT**  
**FOR CONSTRUCTION**  
THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE.

A Landscape Development Plan for  
**Uptown Plaza East**  
Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
	11.29.21	PERMIT SUBMITTAL
	01.28.22	PERMIT RESUBMITTAL
	02.14.22	PERMIT RESUBMITTAL
	02.18.22	PERMIT RESUBMITTAL

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YJ	Registration
Dram	
DM	
Project Manager	
LCW	
Principal	
213318-012	
Project No.	
11.23.21	
Date	
Sheet Title	



**LANDSCAPE  
PLANTING DETAILS**